

Exhibit A

Harrisburg Urban Renewal Plan

2023 Substantial Amendment

Proposed new text is shown in double-underline.

Deleted text is shown in ~~striketrough~~.

SECTION 100. INTRODUCTION

This 2023 Substantial Amendment to the Harrisburg Urban Renewal Plan (Plan) adds parcels and right of way and the following new projects: water quality upgrades as described below in Section 700.

The following are updates to specific portions of the Plan:

SECTION 500. PROPOSED LAND USES

The parcels inside the City, and to be included in this amendment have an industrial comprehensive plan designation.

Within the City Limits, the southern property is zoned as General Industrial District (M-2) at this time.

- General Industrial District (M-2). The M-2 zoning district accommodates a mix of industrial, manufacturing, processing, and related activities, including intensive uses. The district is intended to provide for efficient use of land and public services, employment opportunities, a variety of parcel sizes and locations for industrial uses.

Outside the City Limits, the northern city-owned property is zoned as EFU, Exclusive Farm Use, Linn County Rural Resource Zone Code Section 928.320(B)(5)

- Utility facilities necessary for public service, including associated transmission lines as defined by ORS 469.300 and wetland waste treatment systems but not including commercial facilities for the purpose of generating power for public use by sale or transmission towers over 200 feet in height.

SECTION 700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

6. North Project Site includes approximately 703,685 sq. ft., or 16.15 acres of property at 23914 Peoria Rd, which includes a portion of both 15S04W040000600 & 15S04W0900700:

CMU Building, Pressure Filters (Already purchased), Chlorine Generator (Already purchased), Degasser, Miscellaneous Chemical Piping, Booster Pumps, Fire Pumps, Electrical, Restrooms, HVAC

1,500,000 Gallon Steel Reservoir and Foundation System, Piping, Coatings, Civil Sitework and Landscaping, Yard Piping, Underground Utilities, Landscaping, Drainage Improvements, Instrumentation and Controls Instruments, Controls, Analyzers, PLC, Emergency Generator Engine Generator, and a new Water production Well and Wellhouse.

7. South Project Site is 1.5 acres, and the address is 790 S. 2nd St., or otherwise known as 15S04W16D, Tax Lot 203:

CMU Building, Pressure Filters (Already purchased), Chlorine Generator (Already purchased), Degasser, Miscellaneous Chemical Piping, Booster Pumps, Fire Pumps, Electrical, Restrooms, HVAC

500,000 Gallon Steel Reservoir and Foundation System, Piping, Coatings, Civil Sitework and Landscaping, Yard Piping, Underground Utilities, Landscaping, Drainage Improvements, Instrumentation and Controls Instruments, Controls, Analyzers, PLC, and Emergency Generator Engine Generator.

Exhibit 1 Map - Boundary Replaced in its Entirety
Exhibit 3 Planning Commission Findings 2023
Exhibit 4b Location of Proposed Public Improvements

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Exhibit 3. Planning Commission Findings 2023

GOAL 11: PUBLIC FACILITIES AND SERVICES

GOALS: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development.

POLICIES:

1. Encourage the development of public and private facilities that meet the community's economic, social, cultural, health, and educational needs.
4. Public facilities and services shall be provided to permit the development of an adequate housing supply.
5. High quality water supply and distribution systems shall be maintained to meet current and future domestic, commercial and industrial needs.
6. Future Street shall be planned in a manner that will ensure city water mains can be looped so that adequate water pressure can be provided in all parts of the city.

The projects being added to the plan include looped water systems, and a library and community center that will help facilitate social cultural health and educational needs of the community. Excellent recreational and library facilities help promote housing development. The water quality project being added to the Plan will address the Public Facilities policy of having a high-quality water supply and distribution system, and plays an important part in marketing both commercial and residential properties in Harrisburg.

Exhibit 4b Location of Proposed Public Improvements – Water Quality Projects shown by Blue Stars

